

PZ-1500191



**County of Roanoke  
Community Development  
Planning & Zoning**

5204 Bernard Drive  
P O Box 29800

Roanoke, VA 24018-0798

(540) 772-2068 FAX (540) 776-7155

**For Staff Use Only**

Date received: 1/22/15	Received by: JM
Application fee: 735.00	PC/BZA date: 3/3/15
Placards issued:	BOS date: 3/24/15
Case Number 4-3/2015	

**ALL APPLICANTS**

Check type of application filed (check all that apply)

☒ **Rezoning** ☐ **Special Use** ☐ **Variance** ☐ **Waiver** ☐ **Administrative Appeal** ☐ **Comp Plan (15.2-2232) Review**

Applicants name/address w/zip

FOUNTAIN HEADLAND CO LLC  
3609 PITEER ROAD  
ROANOKE VA 24014

Phone:

540-427-1395

Work:

Cell #:

Fax No.:

540-427-1396

Owner's name/address w/zip

SAME AS ABOVE

Phone #:

Work:

Fax No. #:

Property Location

3609 PITEER ROAD  
ROANOKE VA 24014

Magisterial District:

VINTON

Community Planning area:

MOUNT PLEASANT

Tax Map No.:

Existing Zoning:

PRD

Size of parcel(s): Acres:

3687-

Existing Land Use:

PRD-GOLF/RESIDENTIAL

**REZONING, SPECIAL USE PERMIT, WAIVER AND COMP PLAN (15.2-2232) REVIEW APPLICANTS (R/S/W/CP)**

Proposed Zoning: PRD

Proposed Land Use: GOLF COURSE/RESIDENTIAL PRD

Does the parcel meet the minimum lot area, width, and frontage requirements of the requested district?

Yes ☒ No ☐ **IF NO, A VARIANCE IS REQUIRED FIRST.**

Does the parcel meet the minimum criteria for the requested Use Type? Yes ☐ No ☐

**IF NO, A VARIANCE IS REQUIRED FIRST**

If rezoning request, are conditions being proffered with this request? Yes ☐ No ☐

**VARIANCE, WAIVER AND ADMINISTRATIVE APPEAL APPLICANTS (V/W/AA)**

Variance/Waiver of Section(s) \_\_\_\_\_ of the Roanoke County Zoning Ordinance in order to:

Appeal of Zoning Administrator's decision to \_\_\_\_\_

Appeal of Interpretation of Section(s): \_\_\_\_\_ of the Roanoke County Zoning Ordinance

Appeal of Interpretation of Zoning Map to \_\_\_\_\_

Is the application complete? Please check if enclosed. **APPLICATION WILL NOT BE ACCEPTED IF ANY OF THESE ITEMS ARE MISSING OR INCOMPLETE.**

R/S/W/CP V/AA

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Consultation  
Application  
Justification

R/S/W/CP V/AA

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

8 1/2" x 11" concept plan  
Metes and bounds description  
Water and sewer application

R/S/W/CP V/AA

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Application fee  
Proffers, if applicable  
Adjoining property owners

I hereby certify that I am either the owner of the property or the owner's agent or contract purchaser and am acting with the knowledge and consent of the owner.

*[Signature]*

Owner's Signature

Please Send All Comments to  
SEAN HORNE - shorne@balzerinc  
BALZER and ASSOCIATES INC

**JUSTIFICATION FOR REZONING, SPECIAL USE PERMIT WAIVER OR COMP PLAN (15.2-2232) REVIEW REQUESTS**

Applicant Fountain Head Land Co LLC

The Planning Commission will study rezoning, special use permit waiver or community plan (15.2-2232) review requests to determine the need and justification for the change in terms of public health, safety, and general welfare. Please answer the following questions as thoroughly as possible. Use additional space if necessary.

Please explain how the request furthers the purposes of the Roanoke County Ordinance as well as the purpose found at the beginning of the applicable zoning district classification in the Zoning Ordinance.

SEE ATTACHED

Please explain how the project conforms to the general guidelines and policies contained in the Roanoke County Community Plan.

SEE ATTACHED

Please describe the impact(s) of the request on the property itself, the adjoining properties, and the surrounding area, as well as the impacts on public services and facilities, including water/sewer, roads, schools, parks/recreation and fire and rescue.

SEE ATTACHED

## CONCEPT PLAN CHECKLIST

A concept plan of the proposed project must be submitted with the application. The concept plan shall graphically depict the land use change, development or variance that is to be considered. Further, the plan shall address any potential land use or design issues arising from the request. In such cases involving rezonings, the applicant may proffer conditions to limit the future use and development of the property and by so doing, correct any deficiencies that may not be manageable by County permitting regulations.

The concept plan should not be confused with the site plan or plot plan that is required prior to the issuance of a building permit. Site plan and building permit procedures ensure compliance with State and County development regulations and may require changes to the initial concept plan. Unless limiting conditions are proffered and accepted in a rezoning or imposed on a special use permit or variance, the concept plan may be altered to the extent permitted by the zoning district and other regulations.

A concept plan is required with all rezoning, special use permit, waiver, community plan (15.2-2232) review and variance applications. The plan should be prepared by a professional site planner. The level of detail may vary, depending on the nature of the request. The County Planning Division staff may exempt some of the items or suggest the addition of extra items, but the following are considered minimum:

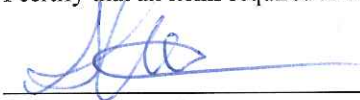
### ALL APPLICANTS

- ☒ a. Applicant name and name of development
- ☒ b. Date, scale and north arrow
- ☒ c. Lot size in acres or square feet and dimensions
- ☒ d. Location, names of owners and Roanoke County tax map numbers of adjoining properties
- ☒ e. Physical features such as ground cover, natural watercourses, floodplain, etc.
- ☒ f. The zoning and land use of all adjacent properties
- ☒ g. All property lines and easements
- ☒ h. All buildings, existing and proposed, and dimensions, floor area and heights
- ☒ i. Location, widths and names of all existing or platted streets or other public ways within or adjacent to the development
- ☒ j. Dimensions and locations of all driveways, parking spaces and loading spaces

### Additional information required for REZONING and SPECIAL USE PERMIT APPLICANTS

- ☒ k. Existing utilities (water, sewer, storm drains) and connections at the site
- ☒ l. Any driveways, entrances/exits, curb openings and crossovers
- ☒ m. Topography map in a suitable scale and contour intervals
- ☒ n. Approximate street grades and site distances at intersections
- ☒ o. Locations of all adjacent fire hydrants
- ☒ p. Any proffered conditions at the site and how they are addressed
- ☒ q. If project is to be phased, please show phase schedule

I certify that all items required in the checklist above are complete.

  
\_\_\_\_\_  
Signature of applicant

1/22/15  
\_\_\_\_\_  
Date





## POTENTIAL OF NEED FOR TRAFFIC ANALYSIS AND/OR TRAFFIC IMPACT STUDY

The following is a list of potentially high traffic-generating land uses and road network situations that could elicit a more detailed analysis of the existing and proposed traffic pertinent to your rezoning, subdivision waiver, public street waiver, or special use permit request. If your request involves one of the items on the ensuing list, we recommend that you meet with a County planner, the County traffic engineer, and/or Virginia Department of Transportation staff to discuss the potential additional traffic related information that may need to be submitted with the application in order to expedite your application process.

*(Note this list is not inclusive and the County staff and VDOT reserve the right to request a traffic study at any time, as deemed necessary.)*

### High Traffic-Generating Land Uses:

- Single-family residential subdivisions, Multi-family residential units, or Apartments with more than 75 dwelling units
- Restaurant (with or without drive-through windows)
- Gas station/Convenience store/Car wash
- Retail shop/Shopping center
- Offices (including: financial institutions, general, medical, etc.)
- Regional public facilities
- Educational/Recreational facilities
- Religious assemblies
- Hotel/Motel
- Golf course
- Hospital/Nursing home/Clinic
- Industrial site/Factory
- Day care center
- Bank
- Non-specific use requests

### Road Network Situations:

- Development adjacent to/with access onto/within 500-ft of intersection of a roadway classified as an arterial road (e.g., Rte 11, 24, 115, 117, 460, 11/460, 220, 221, 419, etc)
- For new phases or changes to a development where a previously submitted traffic study is more than two (2) years old and/or roadway conditions have changed significantly
- When required to evaluate access issues
- Development with ingress/egress on roads planned or scheduled for expansion, widening, improvements, etc. (i.e. on Long Range Transportation Plan, Six-Yr Road Plan, etc.)
- Development in an area where there is a known existing traffic and/or safety problem
- Development would potentially negatively impact existing/planned traffic signal(s)
- Substantial departure from the Community Plan
- Any site that is expected to generate over one hundred (100) trips during the peak hour of the traffic generator or the peak hour on the adjacent streets, or over seven hundred fifty (750) trips in an average day

**Effective date: April 19, 2005**



## NOTICE TO APPLICANTS FOR REZONING, SUBDIVISION WAIVER, PUBLIC STREET WAIVER, OR SPECIAL USE PERMIT PETITION

### PLANNING COMMISSION APPLICATION ACCEPTANCE PROCEDURE

The Roanoke County Planning Commission reserves the right to continue a Rezoning, Subdivision Waiver, Public Street Waiver or Special Use Permit petition if new or additional information is presented at the public hearing. If it is the opinion of the majority of the Planning Commissioners present at the scheduled public hearing that sufficient time was not available for planning staff and/or an outside referral agency to adequately evaluate and provide written comments and suggestions on the new or additional information prior to the scheduled public hearing then the Planning Commission may vote to continue the petition. This continuance shall allow sufficient time for all necessary reviewing parties to evaluate the new or additional information and provide written comments and suggestions to be included in a written memorandum by planning staff to the Planning Commission. The Planning Commission shall consult with planning staff to determine if a continuance may be warranted.

### POTENTIAL OF NEED FOR TRAFFIC ANALYSES AND/OR TRAFFIC IMPACT STUDY

The Roanoke County Planning Commission reserves the right to continue a Rezoning, Subdivision Waiver, Public Street Waiver, or Special Use Permit petition if the County Traffic Engineer or staff from the Virginia Department of Transportation requests further traffic analyses and/or a traffic impact study that would be beneficial in making a land use decision (*Note: a list of potential land uses and situations that would necessitate further study is provided as part of this application package*).

This continuance shall allow sufficient time for all necessary reviewing parties to evaluate the required traffic analyses and/or traffic impact study and to provide written comments and/or suggestions to the planning staff and the Planning Commission. If a continuance is warranted, the applicant will be notified of the continuance and the newly scheduled public hearing date.

**Effective date: April 19, 2005**

Ballyhack Golf Club

**Name of Petition**

[Signature]

**Petitioner's Signature**

1/22/15

**Date**

Planning and Design Documents for:

**BALLYHACK GOLF CLUB**

ROANOKE COUNTY, VA  
VINTON MAGISTERIAL DISTRICT

Prepared for:  
Fountainhead Land Company, LLC  
1208 Corporate Circle  
Roanoke, VA 24018

Prepared by:  
Balzer and Associates, Inc.  
1208 Corporate Circle  
Roanoke, VA 24018

Project # R0500234.00

Date: August 17<sup>th</sup>, 2005

Revised:  
August 18<sup>th</sup>, 2005  
August 19<sup>th</sup>, 2005  
August 14, 2009  
October 7, 2009  
November 3, 2010  
November 29, 2010  
January 21, 2015



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# **BALLYHACK GOLF CLUB**

## **INTRODUCTION**

Ballyhack Golf Club will cater to corporate entities and private individuals that demand and expect a first-class golf experience. First and foremost, Ballyhack will provide the best conditions for golf, on a one-of-a-kind 18-hole golf course with world class instruction and practice facilities. It will also offer up to 60 rooms of simple yet comfortable over night accommodations. The course will be designed to be reminiscent of traditional Scottish or Irish highland courses with long flowing native grasses, few trees and endless views of the Blue Ridge Mountains. A predominantly wooded residential area comprised of 110 lots surrounding the golf course is also anticipated.

The site is extraordinarily similar to the terrain and conditions found in the United Kingdom with over 65% of the site already existing in fescues and orchard grasses. The decision to offer this kind of exceptional golf experience will benefit the entire Roanoke area and region as the only true golf destination. Unlike other golf attractions, Ballyhack will focus on the ultimate golf experience from local shuttle service, over night accommodations in the form of clubhouse rooms or on property cottages, offsite hunting and fishing, exercise and fitness and fine dining.

The golf course will occupy most of the open area and will be designed to take advantage of the site. Native grasses will be used to define and separate the golf holes which will be set on the existing terrain with as little land form disturbance as possible. Bunkers and other hazards will be sculpted from the land to create an old world look and feel. Greens and fairways will be expansive and provide unequaled strategy and challenge, while remaining simple and natural.



**Vicinity Map:**

## **BALLYHACK GOLF CLUB**

### **SITE SUMMARY**

#### **Site Data**

The total site area is 368 +/- acres. The original zoning was AR with a Special Use Permit to allow for the golf course component of this project. Since the original rezoning application, the property has been rezoned to PRD.

The site is located within the Mount Pleasant Community Planning area and within the Vinton Magisterial District.

#### **Existing Conditions**

The site consists of 75% open areas and 25% wooded areas. There is one existing residence with associated out buildings on the property that will be removed. The site consists of rolling topography. The site has slopes on the property ranging from 1% to 50+ %. Horseshoe Branch runs through the eastern portion of the property and an unnamed tributary runs through the southwestern side.

Since the original rezoning application, several improvements have been made on the site. The golf course and three cottages currently exist on the site. The clubhouse is completed just to the south of Pitzer Road. Phase 1 of the residential development has been constructed on the North Side of Pitzer Road. Phase 2 of the residential development has been approved on the South Side of Pitzer Road.

#### **Adjacent Properties**

Adjacent properties are zoned AR and are single family residences and undeveloped agricultural land.

#### **Public Services**

No public water or sewer is available to this site at this time. No extension of public water or sewer is planned with this project unless otherwise approved by Roanoke County and/or Western Virginia Water Authority.

Fire and rescue is located in Mount Pleasant approximately 1.25 miles from the site.

## **Traffic**

The traffic volume on Pitzer road according to the 2012 VDOT study is 640 vehicle trips per day.

## **Development Design Guidelines**

### **Intent**

These design guidelines are written with the intent to guide the development of Ballyhack Golf Club. These guidelines are intended to develop the overall character of the community. These guidelines are not meant to cover all site-specific issues or alterations and should be applied as a guide to meet the development goals of the project.

## **Residential Design Guidelines**

### **Subdivision Streets**

All subdivision streets will be either privately or publicly maintained. All roads will be designed and constructed to state standards.

### **Access**

Access to the property will be from Pitzer Road (State Route 617) and Saul Lane as approved by VDOT.

### **Water and Sewer**

Each lot will be served by a private well and septic system unless otherwise approved by Roanoke County and/or Western Virginia Water Authority.

### **Density**

No more than 110 total residential lots will be developed. 42 residential lots have been created on the north side of Pitzer Road. No more than 68 residential lots will be developed on the south side of Pitzer Road.

### **Lot Size/ Regulations**

All residential lots on the north side of Pitzer Road will be a minimum of 1.00 acre. Minimum frontage on these residential lots shall be 90 feet. Setbacks shall be as follows:

Front yard: 30 feet for principal and accessory structures

Side yard: 15 feet for principal and accessory structures

Rear yard: 25 feet for principal structures and 10 feet for accessory structures

All residential lots on the south side of Pitzer Road will be a minimum of 0.70 acres. Minimum frontage on these residential lots shall be 50 feet. Setbacks shall be as follows:

Front yard: 30 feet for principal and accessory structures

Side yard: 15 feet for principal and accessory structures

Rear yard: 25 feet for principal structures and 10 feet for accessory structures

15 feet for principal structures where rear yard adjoins the golf course

### **Storm Water Management**

The storm water management for the residential portion of this development will be designed in accordance with Roanoke County requirements. The storm water management may be incorporated into the overall golf course design if found to be a feasible option during the design phase of the project.

### **Preservation Area / Open Space**

The residential development of this property will be limited to the perimeter areas of the site. The golf course and associated improvement will essentially be open space that will encompass 210 acres +/- of the property. The golf course design will take advantage of the natural terrain and will preserve the majority of the site as open space. The minimum open space provided for the development shall be 50% of the site. The golf course is included in this open space calculation. The majority of wetlands areas will be preserved and these areas will be incorporated into the golf course design.



## **Overnight Lodging/Guest Cottages and Clubhouse Design Guidelines**

### **Clubhouse and Training Facility**

The Overnight Lodging and Clubhouse will be an amenity of the Golf Course and will not be stand alone commercial uses.

The Clubhouse and Training Facility will be similar in style to that proffered with the original Special Use Permit. The materials shall be synthetic wood, wood, brick, and/or stone. The clubhouse will feature a full service restaurant, locker rooms, pro shop and possibly some overnight accommodations.

### **Overnight Lodging/Guest Cottages**

Guest Cottages shall be defined as a building or groups of buildings for temporary residential occupancy or lodging, regardless of ownership, for use by members and guests of the golf course facilities. These buildings may be multi-family but shall not include manufactured homes.

The over night lodging will consist of small guest cottages grouped throughout the golf course. The cottages will vary in size from 2- 4 bedrooms and will be no more than one story tall. The cottages will be designed with a similar rustic traditional architectural style to that of the clubhouse and will be constructed of synthetic wood, wood, brick, and/or stone.

No more than 20 cottages will be constructed with this development. No more than 6 bedrooms will be located in the clubhouse building and no more than 10 bedrooms will be located in the training facility. No more than 60 total bedrooms will be constructed.

### **Parking and Internal Drives**

All internal parking and drive aisles associated with the Golf Course will be in accordance with Roanoke County Design Standards.

The access for the clubhouse will be from Pitzer Road. The access for the cottages will be from a network of internal driveways and cart paths with the exception of one possible entrance off of Pitzer Road. All entrances will be in accordance with VDOT and Roanoke County Standards.

A golf cart/pedestrian crossing will be required on Pitzer Road to access the entire golf course.

**Lighting**

All lighting shall be residential in scale and style (i.e. post mounted lighting) and will not exceed 18' in height. The lighting shall be arranged so it will not cast glare on adjacent properties nor will more than 0.5-foot candles cross any adjacent property line

**Setbacks**

The clubhouse and all cottages will be setback a minimum of 30 feet from all adjoining road right of ways and 50 feet from all adjacent properties.





## **Adjacent Property Owners:**

### **Northern Property Boundary:**

Alfred E & Patsy G Saunders  
3530 Simsmore Ave.  
Tm# 79.04-02-01  
Zoning: AG3  
1.6 AC.

Curtis R Dillon  
0 Rutrough Rd.  
Tm# 80.00-02-02  
Zoning: AR  
32.01 AC.

### **Western Property Boundary:**

Robert W & Peggy S Bradley  
3456 Mt. Pleasant Rd.  
Tm# 79.04-02-42  
Zoning: AR  
2.029 AC.

Cathy E Cummings  
3401 Pitzer Rd.  
Tm# 79.04-02-18  
Zoning: AR  
22.35 AC.

Lisa Ann Cummings  
3403 Pitzer Rd.  
Tm# 79.04-02-12.02  
Zoning: AG3  
5.53 AC.

Gerald W & Patricia M Sink  
0 Pitzer Rd.  
Tm# 79.04-02-12.01  
Zoning: AG3  
2.34 AC.



Gerald W & Patricia M Sink  
3431 Pitzer Rd.  
Tm# 79.04-02-16  
Zoning: AG3  
0.98 AC.

Margaret R Baker et al.  
0 Pitzer Rd.  
Tm# 79.04-02-09  
Zoning: AG3  
25.23 AC.

Gerald W & Patricia M Sink  
0 Pitzer Rd.  
Tm# 79.04-02-13  
Zoning: AG3  
5 AC.

Gerald W & Patricia M Sink  
0 Pitzer Rd.  
Tm# 79.04-02-14  
Zoning: AG3  
1.13 AC.

Tommy L & Lela E Blewett  
3521 Simsmore Ave.  
Tm# 79.04-02-05  
Zoning: AG3  
8.07 AC.

**Southern Property Boundary:**

Betty T Sink  
3550 Jae Valley Rd.  
Tm# 89.00-01-08.04  
Zoning: AR  
26.49 AC.

Gregory A Craighead  
3536 Jae Valley Rd.  
Tm# 89.00-01-08  
Zoning: AR  
13.47 AC.

Gregory A Craighead  
0 Jae Valley Rd.  
Tm# 89.00-01-08.01  
Zoning: AR  
5 AC.

Gerald E & Irene B Tribbett  
3492 Jae Valley Rd.  
Tm# 89.00-01-01  
Zoning: AR  
27.84 AC.

Ronald D & Jennie P Wood  
0 Saul Ln.  
Tm# 90.00-03-01  
Zoning: AG1  
0.7 AC.

Jeffrey Y & Cheryl W Bennett  
3900 Saul Ln.  
Tm# 89.00-01-13  
Zoning: AG3  
13.17 AC.

Larry D & Mary E Wheeler  
3898 Saul Ln.  
Tm# 89.00-01-12  
Zoning: AG3  
0.89 AC.

Archie R Key Jr. & Linda W Carter  
0 Sun Valley Ln.  
Tm# 89.00-01-08.02  
Zoning: AG3  
11.28 AC.

**Eastern Property Boundary:**

Reaves-Diggs-Parham & Associates LLC  
3039 Marys Way Ln.  
Tm# 80.00-07-03  
Zoning: AR  
1.34 AC.

Larks Ridge Estates LLC  
3045 Marys Way Ln.  
Tm# 80.00-07-04  
Zoning: AR  
1.19 AC.

Barry Griffin  
3069 Marys Way Ln.  
Tm# 80.00-07-05  
Zoning: AR  
1.00 AC.

Larks Ridge Estates LLC  
3093 Marys Way Ln.  
Tm# 80.00-07-06  
Zoning: AR  
1.7 AC.

Joseph A & Mary W Keaton  
0 Ivyland Rd.  
Tm# 80.00-02-10  
Zoning: AR  
10.01 AC.

Clay N Leftwich  
0 Ivyland Rd.  
Tm# 80.00-02-12  
Zoning: AR  
3.56 AC.

Clay N Leftwich  
0 Ivyland Rd.  
Tm# 80.00-02-13  
Zoning: AR  
1.78 AC.

Clay N Leftwich  
0 Ivyland Rd.  
Tm# 80.00-02-14  
Zoning: AR  
1.78 AC.

Ronald J Minor  
3299 Ivyland Rd.  
Tm# 80.00-02-15  
Zoning: AR  
3.56 AC.

Carl E & Evelyn L Furrow  
0 Pitzer Rd.  
Tm# 80.00-03-09  
Zoning: AR  
5.29 AC.

Susan D Rodkey  
3908 Pitzer Rd.  
Tm# 80.00-03-79  
Zoning: AR  
3.11 AC.

Dewey M & Thelma J Gillenwater  
3902 Pitzer Rd.  
Tm# 80.00-03-78  
Zoning: AR  
2.43 AC.

Travis R & Maira C Morrison  
3892 Pitzer Rd.  
Tm# 80.00-03-77  
Zoning: AR  
1.32 AC.

Brian M Bower  
3884 Pitzer Rd.  
Tm# 80.00-03-76  
Zoning: AR  
1.29 AC.

X  
3876 Pitzer Rd.  
Tm# 80.00-03-75  
Zoning: AR  
1.39 AC.

Rodney D & Billie Jo L Nipper  
3868 Pitzer Rd.  
Tm# 80.00-03-74  
Zoning: AR  
1.28 AC.

Michael S Stephenson  
3858 Pitzer Rd.  
Tm# 80.00-03-73  
Zoning: AR  
1.55 AC.

John F & Janet Corcoran  
3852 Pitzer Rd.  
Tm# 80.00-03-72  
Zoning: AR  
1.01 AC.

Daryle D & Melissa P Tolley  
3842 Pitzer Rd.  
Tm# 80.00-03-71  
Zoning: AR  
0.9 AC.

James E Gillenwater  
3877 Pitzer Rd.  
Tm# 80.00-03-70.01  
Zoning: AR  
0.68 AC.

E C Pace III & Mark R Pace  
0 Pitzer Rd.  
Tm# 80.00-03-62  
Zoning: AR  
33.07 AC.

**Interior Property Boundary:**

Johnny D Lambert  
3612 Pitzer Rd.  
Tm# 79.00-01-02  
Zoning: AR  
2.47 AC.





**BALLYHACK GOLF CLUB**

**CONCEPT PLAN**

VINTON DISTRICT  
ROANOKE COUNTY, VIRGINIA

DRAWN BY **CPR**

DESIGNED BY **CPR**

CHECKED BY **BJC**

DATE **08/17/2005**

SCALE **1" = 500'**

**REVISIONS:**

08/18/2005

08/19/2005

08/14/2009

10/07/2009

11/03/2010

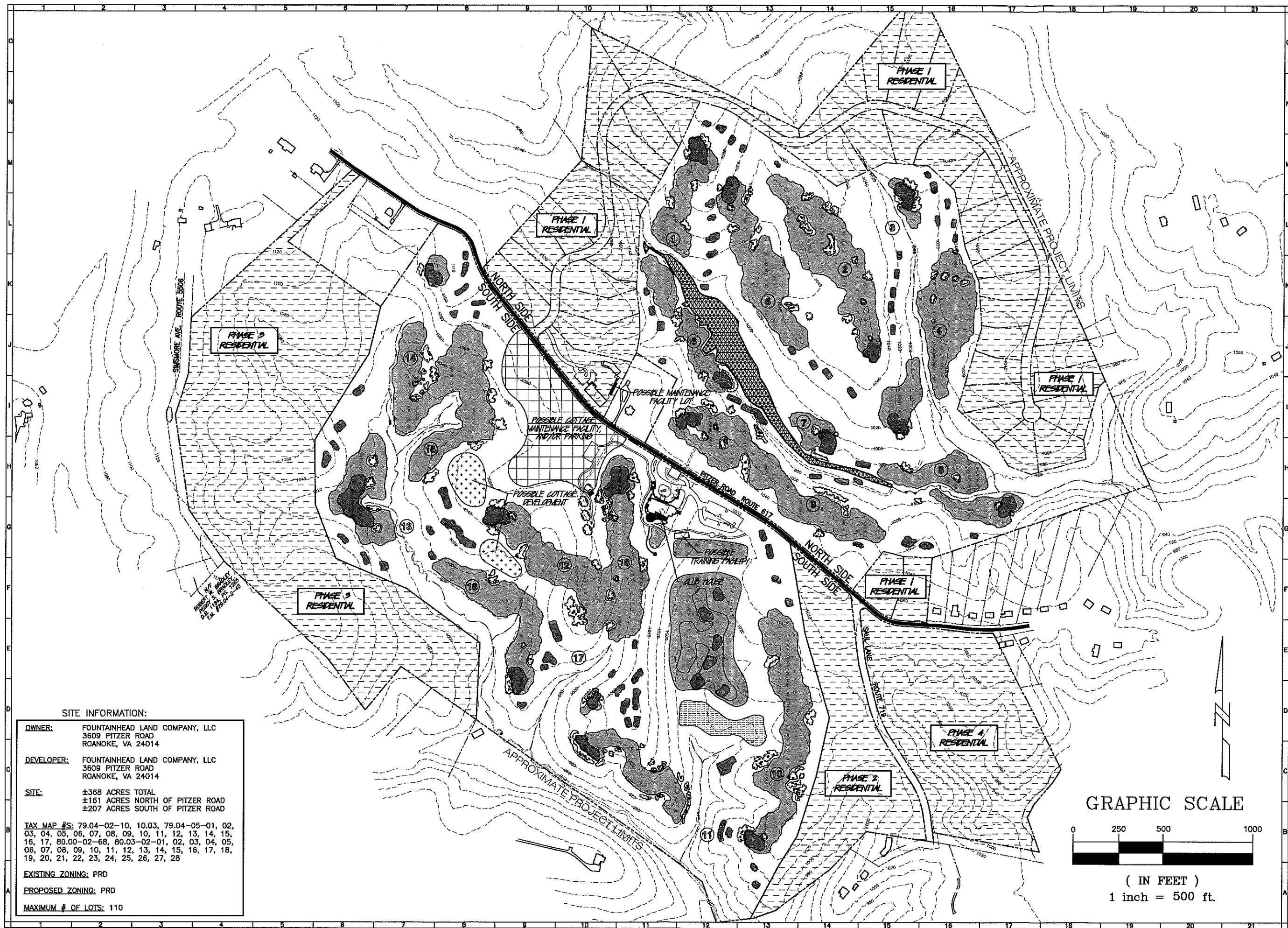
11/29/2010

1/21/2015

SHEET NO.

**1**

JOB NO. **R0500234.00**



**SITE INFORMATION:**

**OWNER:** FOUNTAINHEAD LAND COMPANY, LLC  
3609 PITZER ROAD  
ROANOKE, VA 24014

**DEVELOPER:** FOUNTAINHEAD LAND COMPANY, LLC  
3609 PITZER ROAD  
ROANOKE, VA 24014

**SITE:** ±368 ACRES TOTAL  
±161 ACRES NORTH OF PITZER ROAD  
±207 ACRES SOUTH OF PITZER ROAD

**TAX MAP #S:** 79.04-02-10, 10.03, 79.04-05-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 80.00-02-68, 80.03-02-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28

**EXISTING ZONING:** PRD

**PROPOSED ZONING:** PRD

**MAXIMUM # OF LOTS:** 110

**Petitioner:** Fountainhead Land Company, LLC  
3609 Pitzer Road  
Roanoke, VA 24014

**Request:** Property was rezoned from ARCS/ARS to PRD with original application. The current request is to amend the previously approved PRD document.

**Property:** TM #: 79.04-02-10 and 10.03; 79.04-05-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, and 17; 80.00-02-68.00; 80.03-02-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, and 28;  
79.04-06-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16;

**Property Owners:** See Below

The following are proffered conditions for the above referenced Zoning Case.

***Proffered Conditions:***

1. The developer hereby proffers substantial compliance with the PRD rezoning document titled “Ballyhack Golf Club”, Prepared by Balzer and Associates, Inc. dated 8-17-05 and last revised 1-21-2015.
2. The developer hereby proffers substantial compliance with the at grade golf cart crossing sketch shown as Exhibit ‘A’ attached to this rezoning document, prepared by Balzer and Associates, Inc. dated 8-14-09 and last revised 1-31-11 . All golf cart crossing improvements shown on Exhibit ‘A’ shall be installed by the developer by March 1, 2011.
3. The developer shall install a golf cart crossing tunnel under Pitzer Road, subject to VDOT approval, within 18 months after one of the following conditions has been met:
  - a. 75 residential lots have been sold; or,
  - b. VDOT’s average annual daily trip counts have reached 3,250 vehicle trips per day as counted at the location of the at-grade golf cart crossing.

Fountainhead Land Company, LLC  
Tax Parcels: Parcels not otherwise listed below

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Dixon Low

Owner: Parrish Living Trust; Parrish, John M Trs  
Tax Parcel: 079.04-06-13.00-0000

Owner: Transitions Consulting, Inc.  
Tax Parcel: 079.04-06-11.00-0000

Owner: Meggers, Jane R  
Tax Parcel: 079.04-06-06.00-0000

Owner: Danielle, Linda J  
Tax Parcel: 079.04-06-05.00-0000

Owner: Wise, Michael W & Danielle M  
Tax Parcel: 079.04-05-12.00-0000

Owner: C2 Golf, LLC  
Tax Parcel: 079.04-05-10.00-0000

Owner: C2 Golf, LLC  
Tax Parcel: 079.04-05-09.00-0000

Owner: Ashby, Bruce A & Gwen D  
Tax Parcel: 080.03-02-08.00-0000

Owner: Bodley, Steven G  
Tax Parcel: 080.03-02-10.00-0000

Owner: Allison, Clyde H Jr & Pamela F  
Tax Parcel: 080.03-02-11.00-0000

Owner: Davies, Peter V II & Barbara T  
Tax Parcel: 080.03-02-14.00-0000

Owner: Clemens Charles T; Clemens Whitney C  
Tax Parcel: 080.03-02-24.00-0000

Owner: Mann John Walter III R L Trus; Mann John Walter III Co-truste; Sizemore  
Kenneth Co-trustee  
Tax Parcel: 080.03-02-01.00-0000

Owner: Mann John W III; Mann Patricia W  
Tax Parcel: 080.03-02-02.00-0000



## Rezoning Request for Ballyhack Golf Club- Summary of Revisions Proposed Zoning: PRD

### **Purpose of Rezoning Request**

The purpose of this rezoning request is to modify portions of the existing Planning and Design documents for Ballyhack Golf Club formerly referred to as Fountain Head Golf Resort.

### **General**

The name Fountain Head Golf Resort has been changed to Ballyhack Golf Club throughout the Planning and Design Documents and the status of the project (existing conditions) have been updated.

### **Access**

The language that limits access onto Pitzer has been revised to reflect that they will be developed per VDOT standards. Since the property was rezoned the speed limit on Pitzer has been reduced from 55 MPH to 35 MPH. In addition the golf course has been established better defining the development pattern for the property. There is very limited road frontage left for any residential lots to access Pitzer thereby limiting the potential number of access points, and the fact that the speed limit has been reduced to 35 MPH provides for a much safer situation.

### **Housing Regulations**

The language restricting minimum house sizes has been removed.

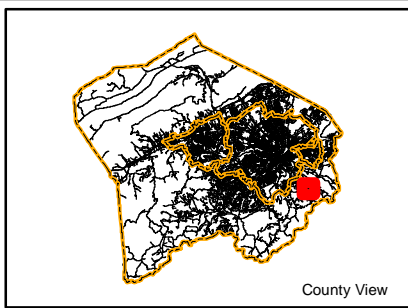
### **Lighting**

The maximum height of lighting has been revised from 16' to 18' to allow for the use of AEP post top lights.

### **Master Plan**

The Master Plan has been revised to reflect the possibility of the maintenance facility and additional parking being constructed on the south side of Pitzer Road in an area originally planned for cottage development.





County View



Neighborhood View

## Ballyhack PRD

Applicant Name: Fountainhead Land Co.

Existing Zoning: PRD

Proposed Zoning: PRD

Proposed Use: Golf Course/Residential

Tax Map Numbers: Multiple

Area: approx. 375 acres

Magisterial District: Vinton

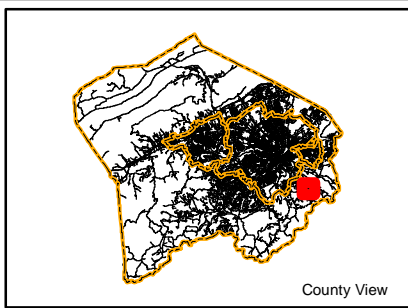
C = Conditions on property  
S = Special Use Permit on property



Scale: 1 inch = 732 feet  
Date: December 31, 2014







## Ballyhack PRD

Applicant Name: Fountainhead Land Co.

Existing Zoning: PRD

Proposed Zoning: PRD

Proposed Use: Golf Course/Residential

Tax Map Numbers: Multiple

Area: approx. 375 acres

Magisterial District: Vinton

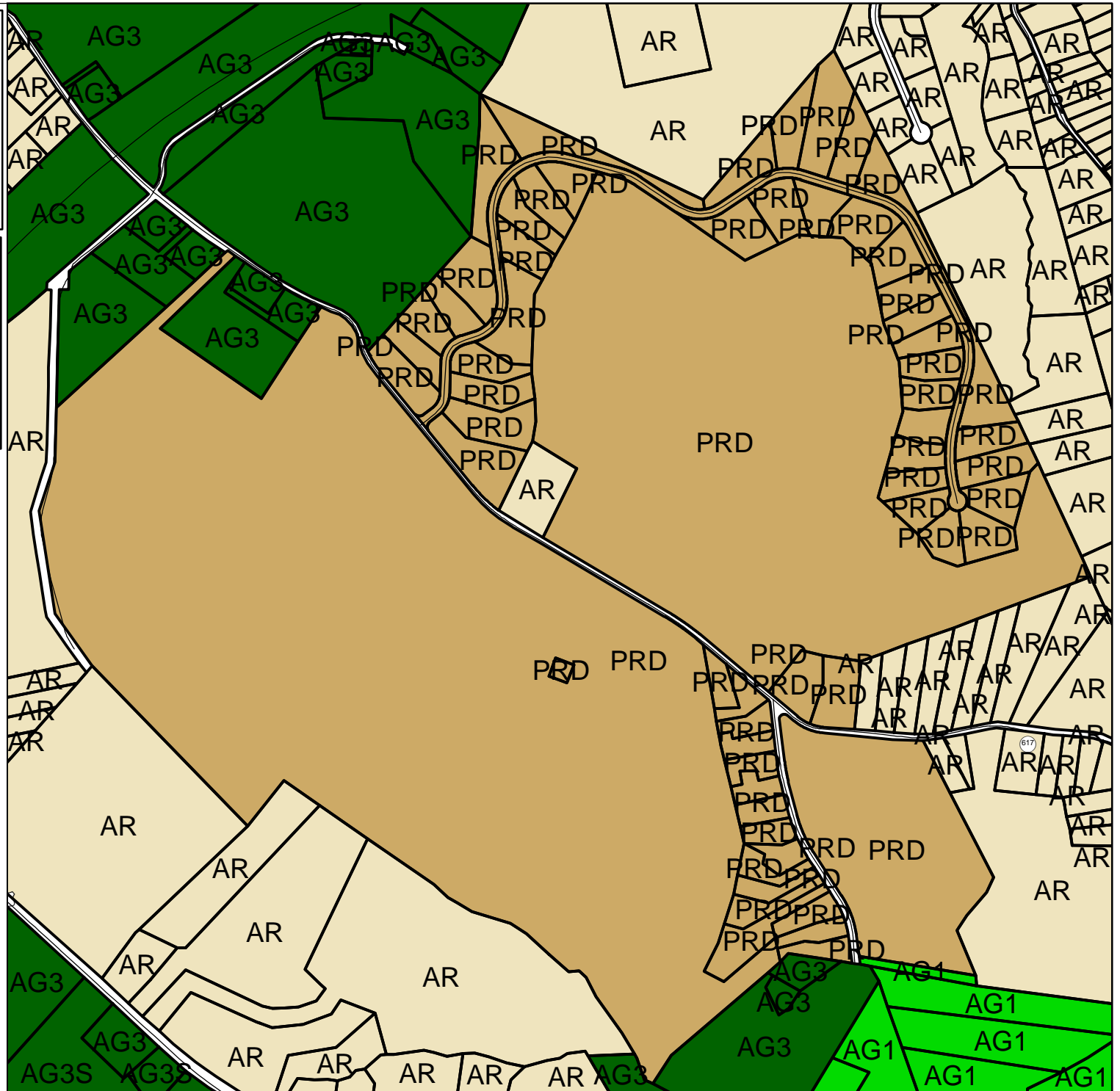
### Zoning Districts

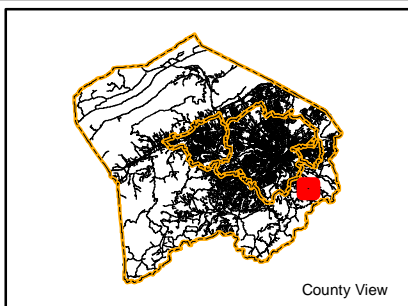
- AG-3 Agricultural/Preserve
- AG-1 Agricultural/Rural Low Density
- AR Agricultural/Residential
- PRD Planned Residential Development

C = Conditions on property  
S = Special Use Permit on property



Scale: 1 inch = 732 feet  
Date: December 31, 2014





County View



Neighborhood View

## Ballyhack PRD

Applicant Name: Fountainhead Land Co.

Existing Zoning: PRD

Proposed Zoning: PRD

Proposed Use: Golf Course/Residential

Tax Map Numbers: Multiple

Area: approx. 375 acres

Magisterial District: Vinton

C = Conditions on property  
S = Special Use Permit on property



Scale: 1 inch = 732 feet  
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